



# **Chesterfield County Department of Planning**

## **Fee Schedule**

Updated: 5/3/07

### **Zoning Classification / Proposed Land Use**

R, R-TH, R-  
MF, MH or A

O, I or C

Application Fee Is  
Based Upon:

**Enterprise  
Zone Fee  
Exemption  
Eligibility**

### **Appeals**

Administrative decisions, appeal to BZA	\$ 1,200	\$ 1,200	n/a	n/a
Administrative site plan decision, appeal to Planning Commission	\$ 380	\$ 240	Land Use	n/a
Administrative subdivision decision, appeal to Planning Commission	\$ 290	\$ 290	n/a	n/a

### **Building Permit Review (Planning Dept. fee only -- does not include Building Inspection Dept. permit fees)**

New single family dwelling / each unit of a new two-family dwelling	\$ 25	\$ 25	n/a	n/a
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### **Conditional Uses**

Family day-care homes	\$ 250	\$ 230	Zoning Classification	n/a
Other conditional uses	\$ 2,200	\$ 1,130	Land Use	O,I,C Uses
Plus per acre	\$ 95	\$ 30	Land Use	O,I,C Uses

### **Conditional Use Planned Development (CUPD)**

Without zoning reclassification	\$ 4,500	\$ 2,260	Land Use	O,I,C Uses
Plus, per acre	\$ 45	\$ 10	Land Use	O,I,C Uses
With zoning reclassification	\$ 5,100	\$ 2,530	Land Use	O,I,C Uses
Plus, per acre for first 200 acres	\$ 95	\$ 60	Land Use	O,I,C Uses
Plus, per acre thereafter	\$ 45	\$ 20	Land Use	O,I,C Uses
Amend condition of CUPD, per first 2 conditions	\$ 2,800	\$ 1,440	Land Use	O,I,C Uses
Each condition thereafter	\$ 700	\$ 360	Land Use	O,I,C Uses

### **Deferral Requests by the applicant, per request**

Deferral of 40 or fewer days				
Appeal decisions to BZA	\$ 250	\$ 230	Land Use	O,I,C Uses
Conditional use / conditional use planned development	\$ 500	\$ 230	Land Use	O,I,C Uses
Modification to development standards	\$ 250	\$ 230	Land Use	O,I,C Uses
Rezoning	\$ 500	\$ 230	Land Use	O,I,C Uses
Schematic plan (planning commission consideration)	\$ 250	\$ 230	Land Use	O,I,C Uses
Site plan (planning commission consideration)	\$ 250	\$ 230	Land Use	O,I,C Uses
Special exception	\$ 500	\$ 230	Land Use	O,I,C Uses
Substantial accord	\$ 500	\$ 230	Land Use	O,I,C Uses
Variance	\$ 250	\$ 230	Land Use	O,I,C Uses
Deferral of more than 40 days				
Appeal decisions to BZA	\$ 150	\$ 130	Land Use	O,I,C Uses
Conditional use / conditional use planned development	\$ 250	\$ 130	Land Use	O,I,C Uses
Modification to development standards	\$ 150	\$ 130	Land Use	O,I,C Uses
Rezoning	\$ 250	\$ 130	Land Use	O,I,C Uses
Schematic plan (planning commission consideration)	\$ 150	\$ 130	Land Use	O,I,C Uses
Site plan (planning commission consideration)	\$ 150	\$ 130	Land Use	O,I,C Uses
Special exception	\$ 250	\$ 130	Land Use	O,I,C Uses
Substantial accord	\$ 250	\$ 130	Land Use	O,I,C Uses
Variance	\$ 150	\$ 130	Land Use	O,I,C Uses

### **Manufactured / Mobile Home Permits**

New	\$ 550	\$ 550	n/a	n/a
Renewal	\$ 250	\$ 250	n/a	n/a

### **Modification to Development Standards**

Modification to Development Standards	\$ 300	\$ 240	Land Use	n/a
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### **Remand Request to Planning Commission**

Remand request to Planning Commission (by applicant, per request)	50%	\$ -	Original fee	n/a
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### Resource Protection Area Exceptions

One lot/parcel used for a single-family dwelling and accessory uses	\$ 300	n/a	Land Use	n/a
All other exceptions	\$ 1,500	\$ 1,500	Land Use	n/a

### Rezoning

Without Conditional Use Planned Development (CUPD)	\$ 2,800	\$ 1,440	Zoning Classification	O,I,C Uses
Plus per acre for first 200 acres	\$ 95	\$ 50	Zoning Classification	O,I,C Uses
Plus per acre thereafter	\$ 45	\$ 20	Zoning Classification	O,I,C Uses
With CUPD	\$ 5,100	\$ 2,530	Land Use	O,I,C Uses
Plus per acre for first 200 acres	\$ 95	\$ 60	Land Use	O,I,C Uses
Plus per acre thereafter	\$ 45	\$ 20	Land Use	O,I,C Uses
Amend condition of zoning, other than CUPD (per first 2 conditions)	\$ 2,800	\$ 1,440	Land Use	O,I,C Uses
Each condition thereafter	\$ 700	\$ 360	Land Use	O,I,C Uses

### Schematic Plan

Amendment to approved schematic plan	\$ 380	\$ 240	Land Use	n/a
Schematic plan	\$ 1,800	\$ 1,080	Land Use	n/a
Plus, per acre for first 50 acres	\$ 70	\$ 50	Land Use	n/a
Plus, per acre thereafter	\$ 40	\$ 20	Land Use	n/a

### Sign Permit Review

Temporary signs	\$ 60	\$ 60	n/a	O,I,C Uses
All other signs for which building permits are required	\$ 100	\$ 100	n/a	O,I,C Uses

### Site Plan

Adjustment to approved site plan, per submittal or resubmittal	\$ 480	\$ 290	Land Use	O,I,C Uses
Appeal administrative site plan decision	\$ 380	\$ 240	Land Use	n/a
Erosion and sediment control (Environmental Engineering fees)				
Land disturbance less than 10,000 square feet	\$ 100	\$ 100	Non single-family use	O,I,C Uses
Land disturbance 10,000 square feet or larger	\$ 1,360	\$ 1,360	Non single-family use	O,I,C Uses
Plus per disturbed acre or lot	\$ 60	\$ 60	Non single-family use	O,I,C Uses
Original submittal, including up to two resubmittals	\$ 1,400	\$ 860	Land Use	O,I,C Uses
Plus, per acre	\$ 90	\$ 60	Land Use	O,I,C Uses
Third and subsequent resubmittals, per resubmittal	\$ 480	\$ 290	Land Use	O,I,C Uses
Transfer to electronic format per Section 19-264(f)	\$ 75	\$ 75	n/a	n/a

### Special Exceptions

Activity confined to the living area of a dwelling	\$ 1,000	\$ 1,000	n/a	n/a
Activity not confined to the living area of a dwelling	\$ 1,500	\$ 1,500	n/a	n/a
Amend condition (first 2 conditions)	\$ 600	\$ 600	n/a	n/a
Each condition thereafter	\$ 150	\$ 150	n/a	n/a

### Subdivision

Alternatives to chapter per section 17-8 (plus applicable plat review fee)	\$ 380	\$ 380	n/a	n/a
Appeal administrative subdivision decision	\$ 290	\$ 290	n/a	n/a
Deferral request (each) by applicant for planning commission consideration				
40 or fewer days	\$ 250	\$ 250	n/a	n/a
More than 40 days	\$ 150	\$ 150	n/a	n/a
Final check plats	\$ 720	\$ 720	n/a	n/a
Plus, per lot	\$ 10	\$ 10	n/a	n/a
Amended plat	\$ 330	\$ 330	n/a	n/a
Plus, per lot	\$ 10	\$ 10	n/a	n/a



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### Enterprise Zone Fee Exemption Eligibility

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### Subdivision

Final check plats				
Resubdivision plat	\$ 560	\$ 560	n/a	n/a
Plus, per lot	\$ 10	\$ 10	n/a	n/a
Minor subdivision plat review	\$ 330	\$ 330	n/a	n/a
Onsite sewage disposal system soils analysis review (per lot/parcel)	\$ 155	\$ 155	n/a	n/a
Parcel line modification (per parcel)	\$ 25	\$ 25	n/a	n/a
Record plat - per sheet (separate check payable to: Clerk of Circuit Court)	\$ 20	\$ 20	n/a	n/a
Residential parcel subdivision (per parcel)	\$ 35	\$ 35	n/a	n/a
Tentative subdivision plats (including up to two resubmittals)	\$ 330	\$ 330	n/a	n/a
Plus, per lot	\$ 20	\$ 20	n/a	n/a
Adjusted plat (for previously approved tentative plat)	\$ 330	\$ 330	n/a	n/a
Plus, per lot	\$ 20	\$ 20	n/a	n/a
Renewal of previously approved tentative plat	\$ 330	\$ 330	n/a	n/a
Plus, per lot	\$ 20	\$ 20	n/a	n/a
Substitute to approved tentative plat, per submittal	\$ 60	\$ 60	n/a	n/a
Third and subsequent submittal, per submittal	\$ 220	\$ 220	n/a	n/a
Townhouse plan transfer to electronic format per Sec. 17-32(d)	\$ 75	\$ 75	n/a	n/a
Written verification of subdivision or written subdivision interpretation	\$ 75	\$ 75	n/a	n/a

### Substantial Accord Determinations

Administrative determination	\$ 450	\$ 240	Zoning Classification	O,I,C Uses
Planning commission hearing	\$ 3,100	\$ 1,540	Zoning Classification	O,I,C Uses

### Variances

Administrative and setback variances (first ordinance section/subsection)	\$ 200	\$ 200	n/a	n/a
Each additional ordinance section/subsection	\$ 100	\$ 100	n/a	n/a
Other variances (first ordinance section/subsection)	\$ 300	\$ 600	Land Use	n/a
Each additional ordinance section/subsection	\$ 100	\$ 100	Land Use	n/a

### Miscellaneous

Verification of non-conforming use (written)	\$ 75	\$ 75	n/a	n/a
Zoning certificate	\$ 75	\$ 75	n/a	n/a
Zoning interpretation (written)	\$ 75	\$ 75	n/a	n/a

### Refund of Planning Fees

For applications normally involving a pre-application conference, if no pre-application conference was held, no refund will be given. For all other requests, if the withdrawal request is made within ten (10) calendar days of the receipt of the application, 100% of the fee will be refunded to the applicant. This 10 day count will be stopped if the applicant advises the Director of Planning in writing that the request is not to be processed for a specific period of time. The 10 day count will be continued upon the expiration of the requested time period. For example, if an applicant requests the County to not process a request for thirty (30) days and makes this request on the 5th day after the request is submitted, the full fee would be refunded up to the 40th day after receipt of the request. If the application is withdrawn because it is determined that staff incorrectly advised the applicant to file the request, 100% of the fee will be refunded regardless of the length of time between the filing and the application dates. No portion of the application fee will be refunded under other circumstances.

### PLEASE MAKE CHECKS PAYABLE TO: Treasurer of Chesterfield County

Chesterfield County Department of Planning: 9800 Government Center Parkway, P.O. Box 40, Chesterfield, VA 23832-0040.

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